

This form provided by
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Louis Johns Pegram, III
(Address) 107 Scotts Dale Dr
Alabaster Ala. 35007

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two Hundred Seventy Four Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
R. Allen Henke, a single man; William P. Henke, a married man; and,
Mary Jean Baumgartner, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Louis Johns Pegram, III and Sandra L. West-Pegram

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby

County, Alabama to-wit:

Commence at the Southeast corner of the North Half of the Southwest Quarter of the Southeast Quarter of Section 4, Township 21 South, Range 2 West; thence run North along the East Quarter-Quarter line 50.00 feet to the point of beginning; thence turn left 109 degrees 24 minutes 30 seconds and run Southwest 350.00 feet to an iron pin; thence turn right 90 degrees 00 minutes 00 seconds and run Northwest 595.41 feet to an iron pin on the South side of Crosscut Road; thence turn right and run Northeasterly along the South side of said road 640 feet, more or less, to an iron pin on the East line of said Quarter-Quarter Section; thence run South along said Quarter-Quarter line 780.16 feet to the point of beginning. Situated in Shelby County, Alabama, and being a parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$109,800.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst. # 2002-14742

03/29/2002-14742
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSB 176.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS HEREOF, we have hereunto set OUR hand(s) and seal(s), this 27th day of March, 2002.

WITNESS:

(Seal)

(Seal)

(Seal)

R. Allen Henke (Seal)
William P. Henke (Seal)
Mary Jean Baumgartner (Seal)
Mary Jean Baumgartner

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that R. Allen Henke; William P. Henke; and Mary Jean Baumgartner whose name s are signed to the foregoing conveyance, and who who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, A.D., 19 2002

My Commission Expires: 10/16/04

Notary Public.